

MISSOURI STATE PENITENTIARY
REDEVELOPMENT COMMISSION

MEETING MINUTES

Open Session

July 23, 2003

The MSP Redevelopment Commission meeting was called to order at 1:05 p.m., with Vice Chairman Jim Wunderlich presiding.

The following Commission members were present:

Jim Callis, Kas Mahfood, Bob Meyer, Sarah Riddick, Mark Schreiber, John Sheehan, Duane Weaver, Jim Wunderlich,

Absent: None

The following Design and Construction staff members were present:

Randall g. Allen, Charlie Brzuchalski and Charlotte Collet

Before the regular order of business began Mr. Bob Jones, Cole County Presiding Commission requested to address the Commission regarding the County's potential plans for a structure at the site. Mr. Jones offered the following information:

The County has hired a local architectural firm to do a site evaluation of a potential jail, sheriff's office, a criminal justice facility and a Federal Court House. The potential sites are at the very west side of the property and one on the very East part. The County believes the West site is more preferable because of the access at the Lafayette Street. This site appears to be a bigger location, which will provide the space for all their facilities. The jail and sheriff's office would be located on the lower end, which is currently the employee parking lot. The Justice Center would be located at the upper site, currently a garage and honor dorm. The Federal Court house and six courtrooms are proposed for this location. The County will meet with Chief Justice Judge Whipple soon to view the site.

- The County is also pursuing an alternate site away from the redevelopment area. When a cost analysis is prepared a decision will be made between the two locations.
- Mr. Jones indicated the judges want to be able to house inmates in a new jail facility; however, funding is an issue.
- The County will meet with Congressional members in September to ask for funding for the Lafayette Street overpass.

The regular Commission meeting began with review of the minutes of the May 28th meeting.

I. Approval of Minutes

The minutes of the May 28, 2003 meeting were reviewed and approved. A motion for approval was made by Mark Schreiber and seconded by John Sheehan

The minutes were approved by the following Commissioners: Callis, Mahfood, Meyer, Riddick, Schreiber, Sheehan, Weaver, Wunderlich

- II. Executive Advisory Committee Meeting Up-date – Mark Schreiber
The meeting was held this morning from 10:00 to 11:00 a.m. in Room 750 of the Truman Building. Mark was pleased with the attendance. He noted that Mayor Landwehr, Senator Vogel and Representative Bruns were also in attendance.

Randy Allen and Charlie Brzuchalski answered several questions regarding the Redevelopment. Both Charlie and Randy reported on the DNR Green Building and State Health Lab construction progress. Senate Bill 275 was also discussed. The Missouri Film Commission is in the process of developing plans for a movie, which will be filmed on part of the MSPR property.

- III. Communications Subcommittee
Due to the resignation of Commissioner John Landwehr, a position is vacant on the Communications Subcommittee. Sara Riddick volunteered to fill that position. A motion was made by John Sheehan and seconded by Jim Callis that this vacancy be filled by Sara Riddick. The motions carried and by voice vote Ms. Riddick was approved as the third member of the Committee. Members are Schreiber, Mahfood and Riddick.

- IV. Green Building – Charlie Brzuchalski
Concrete has been poured for the first floor slab of the East Wing in addition to partial walls for the second floor
Weather conditions have not curtailed construction; it is on schedule.
Materials are being moved on site. 25,000 cubic yards of material has been stockpiled. Any excess material will be used to build the Health Lab.

- V. Health Lab
- Located at the corner of the Capitol Avenue/Chestnut Street/Power Plant area
The State is working with the City regarding Neighborhood Planning in order to acquire surrounding properties.
Slightly modified, the Design Development has been approved, with the exception of the mechanical systems drawings (approximately 2 weeks behind).
The top three floors will be Lab space and mechanical equipment. The main entry is off Chestnut Street.

- VI. Neighborhood Planning
The City is in the process of finalizing a contract with Parsons HBA, to prepare a neighborhood planning study in the area roughly bounded by Adams and Marshall Streets; the Expressway and Riverside Drive the primary planning area with the Renn Addition being the secondary planning area.
The City now has a final draft of the data needed to help make decision.
Chris Yarnell, Cole County Public Works, is working with MO Department of Transportation to jointly contract for an expressway study' in other words, the various intersections along the Whitton Expressway. This will determine how the interchanges should be upgraded; i.e., where the East End connector should be located. (Clark Avenue or Riverside Park area)

- VII. Future Issues to Consider
Decommissioning Plan. How to best demobilize the facility.
Some buildings may need to be kept on line, depending upon weather conditions. The target date to turn over the facility is approximately August 30, 2004. Decommissioning will begin early Summer of 2004.
MSP and MO vocational Enterprises (MVE) will move to the new JCCC site. Because of the huge quantities of equipment and materials to be moved, about one week of down time is anticipated.
- VIII. Infrastructure Redevelopment Plan
State is working jointly with engineers and the utility companies to discuss water, electrically, natural gas and communication facilities. How all will be integrated for the Health Lab/Green Bldg. to come on line.
- IX. Site Improvement Plan
Need to ensure the roads work as drawn; easements are in place, as well as the landscaping plan.
- X. Implementation Strategies and Planning
As requested by the MSPR commission, Design Financial Guidelines are being drafted and will be available soon.
- XI. Land Transfer Delivery
A phasing plan is being developed and recommendations will be available to the MSPR Commission for ways available to transfer or lease the land. Ideas for working with Developers will also be provided.
- XII. Interim Usage for the Facility
The Missouri Film Commission has had an inquiry from film producers regarding the buildings to be demolished. Perhaps use one in an explosion-type scene. This would be income for the MSPR Comn.

Vocational Enterprises needs storage space during the move. They have requested to use the warehouse area.
- XIII. Financial Guidelines
Provide more concrete examples and guidance on how development fees can be incorporated in the developer package, in order to generate cash.
- XIV. Considerations for the Commission – Caretaker costs
What level shall the remaining buildings be placed while waiting for development?
- Shall heating, electricity, plumbing be retained?
- Grounds keeping methods
- Security

XV. Points of Interest – Randy Allen

- A. New Appointment -
Governor Holden appointed William (Bill) Carr to the Commission July 16, 2003, pending Senate Confirmation.
- B. Senate Bill 275 was signed by the Governor July 9, 2003. This Bill gives the authority to transfer the property to the total control of the MSPR Comn.
- C. Parking – A structure parking facility should be addressed. DNR has agreed to build approximately 55 spaces (400 are needed). The Health Lab will have minimal parking. The guidelines for parking have not changed. Some developers have contacted the State with ideas. Those proposals should be forthcoming to the Commission.
- D. Legal Assistance for the Commission – Mr. Allen received approval from the Commissioner of Administration to employ the services of Pamela Henrickson for legal counsel for the MSPR Commission. Resources from Design and Construction will be used until such time the Commission has it's own.
Vice Chairman Wunderlich called for a voice vote to approve. No opposition was received.
- E. Budget Requests for Budget year '05
Design and Construction is working with the Department of Corrections on the framework for a budget request to make the transition from the current facility. It is estimated that approximately \$600,000-\$800,000 will be needed for manpower, utilities and general maintenance

XVI. Open Discussion

Commissioner Kas Mahfood has a concern that the Commissioners are not notified prior to major announcements regarding the Commission; for instance, the recent appointment of Chairman Bill Carr. Considering that sometimes the news media reports incorrect information, a suggestion was made that e-mails be sent with updates and clarifications to newscasts.

Charlie Brzuchalski noted that he would make an effort to send a monthly briefing to the Commission

A motion to close the Open Meeting was made by Jim Callis and seconded by Mark Schreiber.

Those in favor: Callis, Mahfood, Meyer, Riddick, Schreiber, Sheehan, Weaver, Wunderlich

Absent: None